

2011 Property Tax Report

Pulaski County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Pulaski County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Pulaski County

The average homeowner saw a 79.5% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 60.6% lower than they were in 2007, before the property tax reforms.

97.3% of homeowners saw lower tax bills in 2011 than in 2007.

75.8% of homeowners saw tax increases of 20% or more from 2010 to 2011.

The largest percentage of homeowners have seen between a 50% and 69% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,728	81.6%	56	1.7%
No Change	517	15.5%	33	1.0%
Lower Tax Bill	100	3.0%	3,256	97.3%
Average Change in Tax Bill	79.5%		-60.6%	
Detailed Change in Tax Bill				
20% or More	2,536	75.8%	37	1.1%
10% to 19%	101	3.0%	9	0.3%
1% to 9%	91	2.7%	10	0.3%
0%	517	15.5%	33	1.0%
-1% to -9%	31	0.9%	21	0.6%
-10% to -19%	11	0.3%	16	0.5%
-20% to -29%	11	0.3%	36	1.1%
-30% to -39%	12	0.4%	72	2.2%
-40% to -49%	3	0.1%	332	9.9%
-50% to -59%	1	0.0%	780	23.3%
-60% to -69%	4	0.1%	952	28.5%
-70% to -79%	2	0.1%	404	12.1%
-80% to -89%	3	0.1%	191	5.7%
-90% to -99%	2	0.1%	108	3.2%
-100%	20	0.6%	344	10.3%
Total	3,345	100.0%	3,345	100.0%

Note: Percentages may not total due to rounding.

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 LOWER LOCAL HOMESTEAD
 CREDITS AND THE LOSS OF THE
 STATE HOMESTEAD CREDIT
 RAISED HOMEOWNER TAX BILLS
 ★★★★★

Homestead Property Taxes

Homestead property taxes increased 79.5% on average in Pulaski County in 2011. This was much more than the state average of 4.4%. Pulaski County homestead taxes were still 60.6% lower in 2011 than they were in 2007, before the big tax reform. The main reason for the large percentage increase was the drop in local homestead credits and local property tax replacement credits, which was due to the lower local income tax distribution in Pulaski County. Local income taxes fund the local credits. The local credits remained very large, however, which kept Pulaski County homestead taxes among the lowest in the state. The big percentage increase resulted from a tax increase from this very low level. The phaseout of the state homestead credit in 2011 also contributed to the tax increase. The state homestead credit was 21.9% in Pulaski County in 2010. Pulaski tax rates fell in 2011, but not nearly enough to offset the credit changes.

Tax Rates

Property tax rates declined in almost all Pulaski County tax districts. The average tax rate declined by 3.0% because the increase in net assessed value exceeded a smaller increase in the levy. Levies in Pulaski County increased by 0.5%. The biggest levy increases were in the Eastern Pulaski Schools debt service and pension debt funds. Eastern Pulaski Schools also had a large reduction in the capital projects fund that offset about two-thirds of the levy increase. Pulaski County's total net assessed value increased 5.4% in 2011. (The certified net AV used to compute tax rates rose by 3.6%.) Homestead and agricultural net assessments increased by 9.4% and 4.1%, respectively. Other residential assessments showed an increase of 4.0%, while business net assessments grew by 5.3%.

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TAX INCREASES FOR ALL

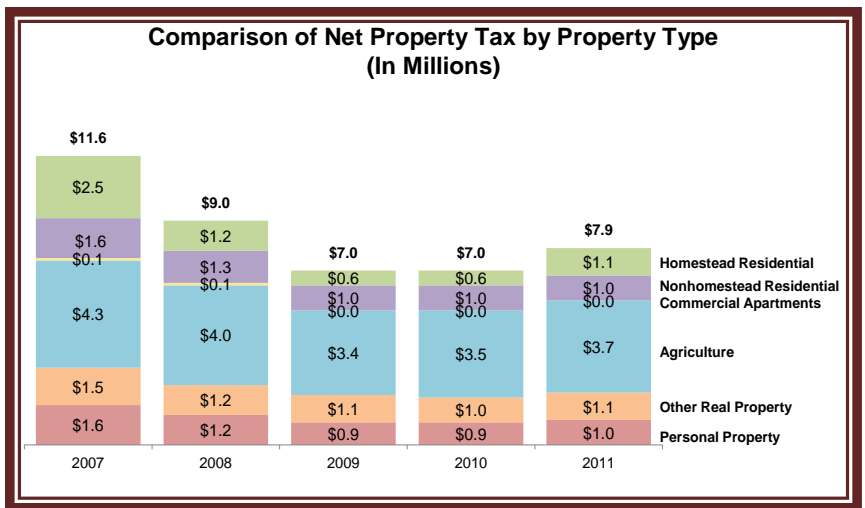
NONHOMESTEAD PROPERTY TYPES

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 13.0% in Pulaski County in 2011, greater than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 6.1%. Tax bills for commercial apartments rose 10.8%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment – increased by 8.0%. Agricultural tax bills rose 6.0%. This was partly

due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011. Overall, these tax bill increases reflect the drop in local and state homestead credits, local property tax replacement credits, and higher assessments in 2011. State and local credits fell by \$739,230, accounting for most of the \$916,842 total increase in net tax



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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TAX CAP CREDITS INCREASED

SLIGHTLY IN 2011

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Total tax cap credit losses in Pulaski County were \$12,310, or 0.1% of the levy. This was less than the state average loss rate of 9.2% and less than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Pulaski County's tax rates were less than the state median.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the elderly category. Pulaski County had no district tax rates above \$3 per \$100 assessed value, so no business property in the 3% tax cap category qualified for credits. Pulaski's large local homestead credits nearly eliminated tax cap credits in the 1% category. The largest percentage losses were in the town of Medaryville. The largest dollar losses were in Medaryville and the county unit.

Pulaski County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$0	\$5,580	\$0	\$307	\$5,888	0.1%
2011 Tax Cap Credits	184	6,373	0	5,752	12,310	0.1%
Change	\$184	\$793	\$0	\$5,445	\$6,422	0.1%

Tax cap credits increased in Pulaski County in 2011 by \$6,422, or 109%. Most of the increase

in tax cap credits was in the elderly category, which holds the tax increases of low income homeowners age 65 and over to 2% per year. The lower local credits and the elimination of the state homestead credits increased homestead taxes, increasing the elderly credits.

The Effect of Recession

The 2009 recession had no apparent effect on Pulaski County assessments for pay-2011. Property values and construction activity appear to have increased in Pulaski County in 2009. Lower incomes in 2009 resulted in lower local income tax distributions in 2011, which reduced the local homestead credit. Pulaski County local credits are so high, and tax rates are so low, that this had minimal effect on tax cap credit losses.

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2009 RECESSION APPARENTLY HAD NO EFFECT ON ASSESSMENTS IN 2011

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$350,388,300	\$370,695,900	5.8%	\$131,038,220	\$143,307,535	9.4%
Other Residential	61,906,140	64,394,200	4.0%	61,570,998	64,064,205	4.0%
Ag Business/Land	316,602,900	329,020,000	3.9%	315,626,952	328,474,287	4.1%
Business Real/Personal	191,401,370	200,732,380	4.9%	163,817,323	172,442,776	5.3%
Total	\$920,298,710	\$964,842,480	4.8%	\$672,053,493	\$708,288,803	5.4%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Pulaski County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	16,453,620	16,600,075	10,190,928	10,134,304	10,186,574	0.9%	-38.6%	-0.6%	0.5%
State Unit	15,312	16,993	0	0	0	11.0%	-100.0%		
Pulaski County	5,835,071	5,016,552	3,855,439	3,999,857	3,965,073	-14.0%	-23.1%	3.7%	-0.9%
Beaver Township	18,761	19,518	19,227	18,543	17,307	4.0%	-1.5%	-3.6%	-6.7%
Cass Township	23,200	23,058	23,586	23,286	22,940	-0.6%	2.3%	-1.3%	-1.5%
Franklin Township	13,646	13,870	13,898	13,700	13,520	1.6%	0.2%	-1.4%	-1.3%
Harrison Township	22,954	23,303	22,506	22,794	21,777	1.5%	-3.4%	1.3%	-4.5%
Indian Creek Township	17,941	18,185	18,163	16,054	15,941	1.4%	-0.1%	-11.6%	-0.7%
Jefferson Township	16,706	16,420	16,548	16,319	16,081	-1.7%	0.8%	-1.4%	-1.5%
Monroe Township	58,912	58,753	58,473	57,704	56,801	-0.3%	-0.5%	-1.3%	-1.6%
Rich Grove Township	24,783	25,497	25,620	25,274	24,887	2.9%	0.5%	-1.4%	-1.5%
Salem Township	68,518	69,014	68,870	68,134	67,902	0.7%	-0.2%	-1.1%	-0.3%
Tippecanoe Township	39,388	40,470	40,063	39,743	36,617	2.7%	-1.0%	-0.8%	-7.9%
Van Buren Township	56,544	66,229	64,790	63,938	63,050	17.1%	-2.2%	-1.3%	-1.4%
White Post Township	58,654	62,138	61,261	60,472	59,947	5.9%	-1.4%	-1.3%	-0.9%
Francesville Civil Town	130,265	130,051	130,160	129,207	127,378	-0.2%	0.1%	-0.7%	-1.4%
Medaryville Civil Town	151,366	171,476	166,860	166,581	164,118	13.3%	-2.7%	-0.2%	-1.5%
Monterey Civil Town	43,110	40,617	42,946	42,135	41,719	-5.8%	5.7%	-1.9%	-1.0%
Winamac Civil Town	456,661	502,450	485,778	485,950	476,090	10.0%	-3.3%	0.0%	-2.0%
Culver Community School Corp	331,416	426,105	175,698	193,513	189,895	28.6%	-58.8%	10.1%	-1.9%
Eastern Pulaski Community School Corp	5,098,847	5,388,761	2,421,394	2,098,507	2,272,608	5.7%	-55.1%	-13.3%	8.3%
West Central School Corp	2,707,660	2,933,775	1,246,731	1,383,371	1,309,658	8.4%	-57.5%	11.0%	-5.3%
North Judson-San Pierre School Corp	678,459	684,364	483,534	475,695	516,310	0.9%	-29.3%	-1.6%	8.5%
Francesville Public Library	123,053	123,241	124,330	122,725	99,146	0.2%	0.9%	-1.3%	-19.2%
Monterey Public Library	80,330	81,635	84,358	80,603	79,024	1.6%	3.3%	-4.5%	-2.0%
Pulaski County Public Library	382,063	647,600	540,695	530,199	528,785	69.5%	-16.5%	-1.9%	-0.3%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0				

Pulaski County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
66001	Beaver Township II	1.2321	19.9062%	--	28.1595%	--	--	--	0.6399
66002	Beaver Township I	1.1536	19.9062%	--	28.1595%	--	--	--	0.5991
66003	Cass Township	1.2903	19.9062%	--	28.1595%	--	--	--	0.6701
66004	Cass Township - North	1.8369	19.9062%	--	28.1595%	--	--	--	0.9540
66005	Franklin Township	1.3465	19.9062%	--	28.1595%	--	--	--	0.6993
66006	Harrison Township	1.3497	19.9062%	--	28.1595%	--	--	--	0.7010
66007	Indian Creek Township	1.3352	19.9062%	--	28.1595%	--	--	--	0.6934
66008	Jefferson Township - East	1.3462	19.9062%	--	28.1595%	--	--	--	0.6991
66009	Jefferson Township	1.2677	19.9062%	--	28.1595%	--	--	--	0.6584
66010	Monroe Township	1.3413	19.9062%	--	28.1595%	--	--	--	0.6966
66011	Winamac Corp (Monroe)	2.1341	19.9062%	--	28.1595%	--	--	--	1.1083
66012	Rich Grove Township	1.8298	19.9062%	--	28.1595%	--	--	--	0.9503
66013	Salem Township	1.3356	19.9062%	--	28.1595%	--	--	--	0.6936
66014	Francesville Corp (Salem)	2.0859	19.9062%	--	28.1595%	--	--	--	1.0833
66015	Tippecanoe Township	1.1943	19.9062%	--	28.1595%	--	--	--	0.6203
66016	Monterey Corp (Tippecanoe)	2.4133	19.9062%	--	28.1595%	--	--	--	1.2533
66017	Van Buren Township	1.4237	19.9062%	--	28.1595%	--	--	--	0.7394
66018	White Post Township	1.3369	19.9062%	--	28.1595%	--	--	--	0.6943
66019	Medaryville Corp (White Post)	2.7673	19.9062%	--	28.1595%	--	--	--	1.4372

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Pulaski County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	184	6,373	0	5,752	12,310	10,186,574	0.1%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	184	6,373	0	5,752	12,310	10,186,574	0.1%
Pulaski County	50	1,311	0	2,056	3,417	3,965,073	0.1%
Beaver Township	0	0	0	0	0	17,307	0.0%
Cass Township	0	0	0	9	9	22,940	0.0%
Franklin Township	0	0	0	6	6	13,520	0.0%
Harrison Township	0	0	0	12	12	21,777	0.1%
Indian Creek Township	0	0	0	5	5	15,941	0.0%
Jefferson Township	0	0	0	11	11	16,081	0.1%
Monroe Township	0	0	0	57	57	56,801	0.1%
Rich Grove Township	0	0	0	5	5	24,887	0.0%
Salem Township	4	0	0	9	13	67,902	0.0%
Tippecanoe Township	0	0	0	3	3	36,617	0.0%
Van Buren Township	0	0	0	41	41	63,050	0.1%
White Post Township	0	108	0	2	110	59,947	0.2%
Francesville Civil Town	71	0	0	169	240	127,378	0.2%
Medaryville Civil Town	0	3,452	0	0	3,452	164,118	2.1%
Monterey Civil Town	0	0	0	0	0	41,719	0.0%
Winamac Civil Town	0	0	0	742	742	476,090	0.2%
Culver Community School Corp	0	0	0	13	13	189,895	0.0%
Eastern Pulaski Community School Corp	0	0	0	1,827	1,827	2,272,608	0.1%
West Central School Corp	49	1,266	0	324	1,638	1,309,658	0.1%
North Judson-San Pierre School Corp	0	0	0	86	86	516,310	0.0%
Francesville Public Library	11	0	0	26	37	99,146	0.0%
Monterey Public Library	0	0	0	5	5	79,024	0.0%
Pulaski County Public Library	0	236	0	345	580	528,785	0.1%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.